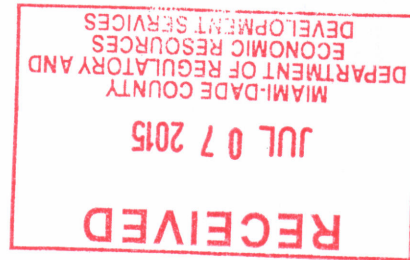


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Letter of Intent

COLLADO AND
PARTNERS INC.



To Whom It May Concern:

Re: 6950 S.W 40th St. Process No.: Z2013000077

This letter will serve to notify Miami Dade County of our intent to develop multi family structures in the above stated address.

The struture(s) will be developed in three buildings comprising of one five story structure fronting Bird Road (S.W. 40th St.) and two three story buildings on the parcels to the south of the parcel fronting Bird Road.

The total number of units (keys) will be seventy eight (78). The front building (Bird Road frontage) Will include 36 living units (both one bedroom and two bedrooms), a pool, residents hall, and gymnasium. At the front of the ground level will be a small office and a small commercial space. The two buildings on the south parcels will each include 21 living units each (both one bedroom and two bedrooms).

The parking will be mostly on grade and covered, with one level above grade in the front building. Access to the property will be achieved with two entry / exit drives. One on Bird Road (the existing drive is to remain unchanged) and from S.W 44th Street (in and out)

We are requesting the use of the BU-2 as residential, thereby requiring a special exemption

The new revised plan(s) have be amended per meetings with the owners / neighbors in the area To reflect the outcome of our discussions with them (5 story max in front 3 story max. at rear) However we still require the following:

- A.) Setback variance on the west property line
- B.) Re-zoning of "rear" properties to RU-4M
- C.) Removal of requirement for a wall between RU-4M and BU-2 zoned parcels.

If you have any questions / comments on the above please feel free to call us at your convenience

RAMON
COLLADO

Digitally signed by RAMON
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